

Price Index: Multiply by .75 - .85 for rural areas and Atlantic Provinces.

The estimates contained herein include the **supply and installation** of average quality building materials and professional workmanship. We have used a 1,400 square foot, 2-storey, 3 bedroom house as our model. Costs will obviously increase with upgraded quality selections and inherent complications with the job at hand.

ROOFING SYSTEMS

Sloped Roofs

- asphalt shingles..... \$2.00/sq. ft.
- low slope application \$3.00/sq. ft.
- cedar shakes..... \$10.00/sq. ft.
- cedar shingles \$8.00/sq. ft.
- slate tiles..... \$15.00+/sq. ft.
- clay, concrete tiles \$7.00 - \$9.00/sq. ft.
- Removal of existing shingles, dumping charges:
(1 or 2 layers)..... \$1.25 - \$1.75/sq. ft.

Flat Roofs

- 4-ply (tar and gravel)..... \$5.00 - \$7.00/sq. ft.
- single-ply membrane \$5.00 - \$7.00/sq. ft.
- rolled asphalt (90 lb.) \$2.50 - \$3.00/sq. ft.

Misc.

- chimney flashing..... \$100.00 - \$400.00 ea.
- wall flashing..... \$4.00 - \$5.00/lin. ft.
- parapet wall flashing..... \$20.00 - \$30.00/lin. ft.
- roof vents..... \$75.00 ea.
- roof tune-up..... \$300.00 ea.

The average cost to install new asphalt shingles is approximately \$3,600.00.

The average cost to tear-off all existing shingles and install new asphalt shingles is approximately \$5,200.00

WALL SIDING

- aluminum siding..... \$4.50/sq. ft.
- cedar siding..... \$5.00/sq. ft.
- asphalt shingles..... \$2.00/sq. ft.
- vinyl siding \$4.00/sq. ft.
- stucco (cement) \$8.00/sq. ft.
- brick (vener) \$10.00/sq. ft.
- brick cleaning - unpainted brick..... \$1.50/sq. ft.
- painted brick \$5.00 - \$8.00/sq. ft.

EAVES UPGRADING (Aluminum)

- eavestroughs/downpipes (5")..... \$4.00 - \$5.00/lin. ft.
- fascia (6") \$3.50/lin. ft.
- soffit (12") \$5.00/lin. ft.
- remove existing eavestroughs \$1.00/lin. ft.
- eavestrough cleaning \$ 125.00+

The average cost to install new soffit, fascia and eavestrough is approximately \$1,500.00 - \$2,000.00.

DECKS

- cedar/pressure treated \$20.00/sq. ft.
- custom designed & built..... \$25.00/sq. ft.

SKYLIGHT / ROOF WINDOWS

- 2' x 4' skylight on flat roof
(incl. interior finishing) \$2,000.00+
- 2' x 4' skylight on sloped roof
(incl. interior finishing) \$2,800.00+
- 2' x 4' roof window (including
interior finishing) \$2,000.00+

WINDOW REPLACEMENT

- wood/vinyl windows\$50.00/sq. ft
- aluminum windows\$30.00/sq. ft.
- aluminum storm windows \$100.00 - \$200.00 ea.
- aluminum porch enclosures..... \$10.00/lin. ft.
- fixed thermal glass (existing frames)..... \$18.00/sq. ft.

EXTERIOR DOORS

- steel insulated doors\$700.00 ea.
- solid wood doors\$900.00 ea.
- 6' aluminum patio door\$1,300.00 ea.
- 6' wood patio door \$1,800.00 ea.
- aluminum storm door..... \$350.00 ea.
- install 6' x 7' opening in brick wall \$1,500.00 ea.
- install 6' x 7' opening in wood wall..... \$1,000.00 ea.

FENCES

- pressure treated lumber (5' high)..... \$22.00/lin. ft.
- cedar (5' high)..... \$28.00/lin. ft.
- chain link (4' high) \$10.00/lin. ft.

DRIVEWAYS / WALKWAYS

- interlocking brick/stone \$6.00 - \$8.00/sq. ft.
- stamped concrete \$8.00/sq. ft.
- asphalt paving
(using existing base)..... \$2.50/sq. ft.
- asphalt paving
(with installation of new base)..... \$4.00/sq. ft.

PATIOS

- interlocking brick/stone \$6.00 - \$8.00/sq. ft.
- stamped concrete \$8.00/sq. ft.
- patio stones \$3.00/sq. ft.
- wood decking \$5.00/sq. ft.
- flagstone/fieldstone \$16.00/sq. ft.

LANDSCAPING

- top soil and sod \$1.50/sq. ft.
- tree removal \$600.00 ea.
- 6" x 6" pressure treated retaining walls:
below grade (per piece) \$10.00/lin. ft.
above grade (per piece)..... \$8.00/lin. ft.

GARAGES

- removal of existing garage \$2,500.00
- detached carport..... \$5,000.00
- detached wood frame 1-car \$12,000.00
- detached wood frame 2-car \$15,000.00
- detached block 1-car \$16,000.00
- detached block 2-car \$20,000.00

Overhead doors

- automatic garage door opener..... \$450.00+
- single car - steel insulated..... \$750.00 ea.
overhead doors - redwood..... \$800.00 ea.
- cladboard..... \$500.00 ea.
- double car - steel insulated \$1,325.00 ea.
overhead doors - redwood \$1,325.00 ea.
- cladboard..... \$800.00 ea.

ELECTRICAL SYSTEMS

Upgrade of main service to:

- 100 amps \$1,200.00 - \$1,800.00
- 200 amps \$2,160.00 - \$2,520.00
(with existing underground) \$1,200.00
- 400 amps \$4,800.00+
- 16 circuit auxiliary panel \$420.00 - \$540.00 ea.
- electrical permit (major work)..... \$180.00

Retrofit Work

- per plug, switch, light*..... \$96.00 - \$120.00 ea.
- stove and dryer plugs \$270.00 ea.
- bathroom, exterior GFI plug..... \$120.00 ea.
- bathroom exhaust fan..... \$600.00 ea.
- doorbell system \$216.00 ea.
- baseboard heaters \$420.00 - \$540.00 ea.
- powered attic ventilators..... \$600.00+ ea.
- kitchen plugs..... \$180.00 ea.
- oven exhaust fan..... \$480.00 - \$600.00 ea.
- electric smoke detectors \$180.00 ea.
- install dryer duct..... \$120.00 - \$180.00 ea.

New Work

- per plug, switch, light*..... \$54.00 - \$60.00 ea.
- stove and dryer plugs \$120.00 ea.
- bathroom, exterior GFI plug \$72.00 - \$84.00 ea.
- bathroom exhaust fan..... \$162.00 - \$180.00 ea.
- doorbell system..... \$96.00 - \$120.00 ea.
- baseboard heaters \$300.00 - \$360.00 ea.
- powered attic ventilators..... \$300.00+ ea.
- kitchen receptacles \$120.00 ea.
- oven exhaust fan..... \$360.00 - \$420.00 ea.
- electric smoke detectors \$72.00 - \$96.00 ea.
- install dryer duct..... \$60.00 - \$84.00 ea.

The average total electrical charges when building a new house or totally renovating is approximately \$7,000.00*

*The cost to supply light fixtures are not included in the above estimates.

PLUMBING SYSTEMS

Kitchen

- sink & faucets..... \$660.00
- dishwasher connection \$330.00
- garberator..... \$660.00
- vegetable sprayer..... \$60.00

Bathrooms

- whirlpool bath/faucets \$2,640.00+
- bathtub/faucets \$1,080.00
- shower connection with shower head \$240.00
- toilet \$480.00
- wash basin/faucets \$420.00
- pedestal sinks/faucets..... \$480.00
- pressure/temp. balance control \$600.00
- pre-formed shower enclosure \$1,680.00 - \$2,280.00
- ceramic tiles to existing tub enclosure \$1,800.00

General Work

- new 1" water service \$1,440.00+
- 40 gl. electric hot water tank \$720.00 ea.
- to change all drain lines under basement floor
- with excavation..... \$3,600.00
- without excavation \$1,800.00
- replace drain lines at front yard \$1,800.00+
- laundry tub and connections..... \$540.00 - \$600.00
- change water lines (basement)..... \$960.00+
- change water lines (entire house) \$3,000.00+
- exterior garden hose bibb \$120.00 - \$144.00

Private Plumbing Systems

- shallow well water service \$1,200.00+ ea.
- deep well water service..... \$1,800.00 - \$3,600.00 ea.
- laundry tub sewage pump..... \$360.00
- installation of sump hole..... \$480.00 ea.
- submersible sump pump (to buy)..... \$240.00 ea.
- sewage ejection system..... \$1,800.00
- septic tank (1,000 gls.)
using existing soil..... \$6,000.00 ea.
- septic tank (1,000 gls.)
with new drainage soil..... \$12,000.00 ea.
- septic tank cleaning \$180.00 ea.
- well drilling..... \$48.00 - \$72.00/ft.

The average total plumbing charges when building a house or totally renovating is approximately \$10,000.00 - \$11,500.00.

HEATING, VENTILATION & AIR CONDITIONING SYSTEMS (HVAC)

Forced Air Systems

- high-efficiency gas furnace \$3,630.00
- mid-efficiency gas furnace \$2,475.00
- installation of air ducts (new)..... \$3,850.00
- installation of air ducts (retrofit) \$6,050.00
- to metal line existing chimney flue \$550.00
- air duct cleaning \$302.50
- humidifier: drumtype \$220.00
flow-through type \$385.00
- programmable thermostat \$220.00
- electric air cleaner \$880.00
- electronic air filter \$275.00
- air to air heat exchanger (HRV) \$2,420.00

ESTIMATING & BUDGET GUIDE



TYPICAL COSTS OF RESIDENTIAL CONSTRUCTION AND HOME REMODELLING



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HVACS cont'd.

Hot Water System

- hot water gas boiler..... \$3,410.00 - \$4,400.00
- hot water gas "high - efficiency" boiler..... \$6,600.00+
- circulating pump..... \$660.00 ea.
- cast iron radiators (basement)..... \$660.00 - \$880.00 ea.
- cast iron radiators (upper levels)..... \$880.00 - \$1,100.00 ea.
- removal of in-basement oil tank \$495.00+
- complete radiator & boiler removal..... \$1,650.00 - \$2,200.00

Air Conditioning/Heat Pumps

- window units: 8 BTUH..... \$770.00
- 12 BTUH..... \$1,155.00
- central A/C unit using existing ducts (2 tons)..... \$2,585.00
- central A/C unit using existing ducts (3 tons)..... \$3,080.00
- attic mounted A/C unit using separate ducts..... \$9,900.00+
- heat pump (2 tons) \$4,950.00
- heat pump (3 tons) \$5,940.00

THERMAL INSULATION (RETROFIT)

- to add R-20 (6") of loose insulation (700 sq. ft.)..... \$400.00
- to add R-32 (10") of loose insulation (700 sq. ft.)..... \$600.00
- wall/roof cavities..... \$1.50 - \$2.00/sq. ft.

FIREPLACES

- masonry fireplaces..... \$5,500.00+
- factory built fireplaces \$2,500.00 - \$3,000.00
- wood stoves..... \$1,500.00 - \$2,500.00
- fireplace inserts \$700.00 - \$1,200.00+
- glass doors..... \$200.00+

Repairs

- new damper \$250.00
- new firebrick \$500.00
- hearth extension \$250.00
- flue cleaning \$80.00

Chimneys

- rebuild top foot..... \$450.00
- new chimney cap/flue top damper..... \$300.00
- fluecap..... \$75.00 ea.
- chimney rebuilding (double flue)..... \$150.00 - \$250.00/lin. ft.
- tuckpointing/ minor brick replacement..... \$300.00 - \$500.00
- re-line flue (stainless steel) \$700.00 ea.

DISPOSAL

- 14 cu. yd. (mixed debris)..... \$600.00 ea.
- 20 cu. yd. (mixed debris)..... \$750.00 ea.

GENERAL INTERIORS

- interior doors/hardware/jamb..... \$250.00 ea.
- mirrored closet doors (30" x 80")..... \$150.00 ea.
- baseboards/door & window casing \$2.50/lin. ft.
- suspended acoustic ceilings..... \$3.50/sq. ft.
- walls (ie. insulation, vapour barrier, drywall, tape) \$3.00/sq. ft.
- painting (3 coats) walls..... \$1.00/sq. ft.
- windows..... \$75.00 ea.
- doors..... \$50.00 ea.
- kitchen cabinets/counter tops \$300.00/lin. ft.
- wall mirrors \$7.00/sq. ft.
- plaster cornice moulding \$15.00/lin. ft.
- intercom systems (retrofit) \$1,150.00+
- central vacuum (retrofit) \$800.00 - \$1,000.00

STAIRS/RAILINGS

- oak circular stair..... \$1,700.00 ea.
- carpet grade circular stair..... \$1,400.00 ea.
- standard oak staircase \$1,250.00 ea.
- standard carpet grade staircase \$700.00 ea.
- stair railings \$65.00 - \$85.00/lin. ft.

FLOOR COVERINGS

- sheet vinyl..... \$8.00/sq. ft. +
- 12" x 12" P.V.C. tiles \$3.50/sq. ft.
- carpet + underpad..... \$4.00/sq. ft. +
- indoor/outdoor carpet \$1.50/sq. ft.
- finished subfloor \$2.00/sq. ft.
- 3/8" oak, maple \$8.00/sq. ft.
- 3/4" oak, maple \$12.00/sq. ft.
- parquet flooring..... \$7.00/sq. ft.
- hardwood floor refurbishing - with natural finish..... \$2.00 - 2.50/sq. ft.
- with stain..... \$3.00 - 3.50/sq. ft.
- ceramic floor tile \$15.00/sq. ft. +

SECURITY SYSTEMS

- wireless motion detectors \$500.00
- wired system \$1,300.00+
- alarm monitoring \$30.00/month

BASEMENTS

- underpinning..... \$175.00 - \$200.00/lin. ft.
- lowering basement floor (bench method) \$120.00/lin. ft.
- recreation room remodelling \$40.00/sq. ft.
- to construct basement apartment..... \$40.00 - \$60.00/sq. ft.
- to construct separate basement entrance \$8,000.00 ea.
- excavation/waterproofing exterior foundation \$18.00/sq. ft.
- repair foundation cracks: - excavation method..... \$800.00 - \$1,200.00 ea.
- urethane injection method..... \$400.00 ea.

Termite prevention

- (chemical treatment of soil)..... \$1,500.00 ea.

GENERAL CONSTRUCTION

- additions..... \$100.00 - \$120.00/sq. ft. +
- renovations \$100.00 - \$140.00/sq. ft.
- custom built homes \$170.00/sq. ft. +
- complete kitchen renovation \$15,000.00+
- complete bathroom renovation \$9,000.00+

SWIMMING POOLS

16' x 32' with 3' perimeter walkway:

- vinyl lined..... \$15,000.00
- concrete lined \$30,000.00

Accessories/misc.

- pool heaters \$1,500.00
- pumps/filters \$1,200.00
- seasonal opening/closing maintenance..... \$200.00 - \$350.00
- 6' x 8' fibreglass hot tub..... \$3,500.00 - \$6,000.00

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